

TOWN AND COUNTRY PLANNING DEPARTMENT

The 1st February, 1982

No. 11181-10DP-82/1845.—In exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the Final Development Plan alongwith the restrictions and conditions applicable to the controlled area covered by it (given in Annexure A and B to the Development Plan) at Bhiwani:—

DRAWING

(A) Existing Land Use Plan

Drawing No. DTP (B) 767/78, dated
12th December, 1978

(2) Development Plan

Drawing No. DTP (B) 776/79, dated
the 15th February, 1979

Annexure 'A'

EXPLANATORY NOTE ON THE DEVELOPMENT PLAN OF CONTROLLED
AREA, BHIWANI

I. 'Introduction'

Bhiwani town is situated on main Delhi-Rohtak-Pilani Highway and is at the distance of 118 Kms. in the west of Delhi. Till recently, it has been sub-divisional head-quarter of Hissar District and 61 Kms. from Hissar. In December, 1972 a new district of Bhiwani has been constituted and this town is now a district headquarter. It is an important Railway Station of Rewari-Bhatinda Railway Line. Bhiwani town has picked up a great name in textile manufacturing and has developed commerce and trade ties with the important towns of Haryana like Rohtak, Loharu etc. and several towns of Rajasthan. The road building revolution in Haryana, total electrification and the construction of Jui Canal and India Gandhi Lift Canal in this area, have helped a lot in improving the hinter-land of Bhiwani, thus increasing its importance as a centrally located Urban Centre. At present it is a nodal centre and is connected with important cities of Haryana with network of roads. There are several charitable trusts, hospitals, educational and other cultural institutions in this town.

2. With the growing prosperity of the hinter-land and improved means of communication, the urban functions of Bhiwani have increased manifold, thus resulting in to its physical expansion. Earlier this expansion was towards the western side of the city, i.e. along the railway line, with Textile Mill as its nucleus. But now the expansion trend have shifted towards Hansi Road and Rohtak Road due to the increasing affinities with Hissar and Rohtak and with efficient means of road transport, new Urban Areas have sprung up between Hansi Road and Rohtak Road.

3. In order to check and curb the haphazard and unplanned growth of the town, a sizeable area round Bhiwani Municipal limits has been declared as a Controlled Area under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963,—vide Haryana Government Notification No. 1262-2TCP-76/1033, dated 26th March, 1976 appearing in Haryana Government Gazette, dated 6th April, 1976.

II. Population Trends

The population and its growth trends since 1901 has been as under :—

Years	Population	Decennial growth rates	Remarks
1901	35,917	..	1. Though there has been decline in prosperity and population of the town during 1901 - 11, but it has slowly picked up the growth rate and decennial increase of 26% in 1901-71 compares well with the other towns growth.
1911	31,100	(+)13%	
1921	33,270	(+) 7%	
1931	35,866	(+) 8%	
1941	43,921	(+)22%	
1951	52,182	(+)19 %	
1961	58,194	(+)11%	2. With declaration of Bhiwani as a District headquarter and of incentives of Industrial Backward Area, there is a sudden spurt of increase during 1973-7-5.
1971	73,086	(+)26 %	
Estimate in 5 years			
1976	96,000	(+)31%	

2. It is further expected that the rate of increase of population will be high due to the regional importance of this town and in the wake of overall growing prosperity of the Haryana State. The induction of infra-structure and the availability of incentives for private investment in this town, have enlarged the scope of its physical expansion and the demographic increase. Moreover, the rural population of 6.5 lakhs in this district with an area of 5 lakhs hectares would hardly be able to support its increase and thereby increases in rural migration to this town will occur.

3. Therefore, taking into consideration all the above factors it is estimated that the growth rate of the town will be about 25 % in every 5 years and in the next 20 years the town is likely to grow to a population of—

$$96,000 \times \frac{125}{100} = 2.34 \text{ lakhs}$$

The development plan has been prepared for a population of 2.40 lakhs by 1995 and 3.00 lakh by 2005.

III. Occupational Structures

The comparative occupational structure of working force in the town in 1961 and 1971 is as under :

Year	Primary Sector	Secondary Sector	Tertiary Sector
1961	13.2%	41.3%	45.5%
1971	9.9%	41.5%	48.6%

2. As it may be seen from above, there is a marked increase in the secondary sector workers and decrease in primary sector. The trend is likely to continue further and the working force percentage in secondary sector is expected to grow to 50 per cent by 1995 and accordingly the Industrial Zone has been provided in the development proposals.

IV. Existing Infra-structure

The old town of Bhiwani gives an impression of compact Urban settlement with a ring road around. The town was said to be having 12 entrance gates in the wall which surrounded the town, the westward off-shoot along the railway line is the result of the Textile Mill, which formed an important nucleus of industrial growth in Bhiwani. The post partition expansion has taken place mostly along Hansi Road and various residential colonies, educational and technical institutions, a rest house and jail etc. have come up along this road. The commercial function of the town are still concentrated in the central area of the town which is very congested (A whole sale market of about 80 acres had been set up by the Colonisation Department on the Leharu Road). In order to give fill up to the economic base of the town, the Department of Urban Estates, Haryana, has recently floated an industrial colony on Rohtak Road with a number of incentives. All round efforts are being made to boost up the economy and to improve the morphology of this town. The improvement Trust is also contributing substantially by formulating and executing the various development schemes successfully within the congested and built up area of the town.

2. The survey of industrial establishment conducted by the Department of Town and Country Planning has revealed that there are 33 industrial units in the registered sector employing 5,137 workers. Out of these industrial units, 23 were set up during the decade 1961—71. The Textile industry alone is employing 93.6 per cent of the total industrial working force. A vegetable oil factory, a condensary and another textile mills are the new industrial units, being set up at Bhiwani. There is also an ambitious programme of expanding the modernising the existing Bhiwani Textile Mill

3. Trade and commerce is employing 20 per cent of the total working force. The predominant trades are foodgrains, stone and building materials, fodder, grass, utensils and cloth. The retail trade is confined to the congested market located in the old town.

V. Water Supply and Sewerage

The town has got canal bases water supply as the local underground water is brackish and inadequate. At present daily supply is approx. 25 Gal/Capital/day. The present water works is fed from Bhiwani distributary and a distributary from Jui Canal. The Public Health Department has a programme to increase this distribution capacity in line with the growing population and other needs of the town.

2. The sewerages scheme for the existing town has been taken up and the sewerage line has been provided along all the major roads of the town. Sewerage farm to utilise the waste water, has been set up on 300 acres of land near the disposal works.

VI. Community Facilities

There are three degree colleges. One Post Graduate College, nine High and Higher Secondary Schools, eighteen Primary Schools and four vocational Institutions in Bhiwani. There are three General Hospitals, two Eye Hospitals and two women Hospitals. The present Civil Hospital is being extended to 500-bedded Hospital and a cost of approx. Rs. 5 crores with arrangement for treatment of complicated diseases.

2. Bhiwani has got 3 cinemas with total seating capacity of 1,977 persons, one club, three libraries and three reading rooms. There is only one maintained part. Bhiwani is sufficiently provided with educational and medical facilities and is quite adequate to meet the regional requirements.

Proposals

1. General population provisions.— Keeping in view the growing importance of this town improving infra-structures, new traffic and transportation links (like Broad Gauge Railway Link with Rohtak) and other incentives offered to the prospective industrialists, Bhiwani town has been planned for population of 2.00 lakh by 1990, with a further scope for expansion of 0.4 lakh, during the next half decade 1990/1995.

2. Urban Land Uses.—The urban land uses cover approx. 7,000 acres of land of which a major part of 6,100 acres lie in the Municipal Area distributed in various land uses as under :—

Code	Land use	Approximate Area within Municipal Limits
100	Residential	.. 3,065 Acres
200	Commercial	.. 265 Acres
300	Industrial	.. 710 Acres
400	Transport and Communication	.. 295 Acres
500	Public Utilities	.. 640 Acres
600	Public Semi Public Buildings	.. 615 Acres
700	Major Public open spaces	.. 510 Acres
	Total	.. 6,100 Acres

The urban land uses outside the Municipal limits on its periphery as under :—

Code	Land use	Approximate area outside Municipal Committee limits
200	Commercial belt (near Railway Station)	.. 10 Acres
300	Industrial Uses	.. 85 Acres
400	Outer Ring Road	.. 300 Acres
500	Public Utilities (Second Disposal work)	.. 110 Acres
600	Public and Semi Public uses (District Jail and and Farm etc.)	160 Acres
700	Public open spaces (Green Belt along the Ring Road)	25 Acres
800	Reserved for special purposes (use to be determined later)	210 Acres
	Total	.. 900 Acres

The land use proposals shown in the development plan are in respect of Controlled Area and includes the area within the existing Town for the proposed Integrated and co-ordinated development.

3. The presence of railway line and two main canals distribution system on the east and religious Chhatries and Sewerage farm in the South and South-West leaves little scope for the expansion of the town on these sides. Therefore, the major proposed expansion can only be towards the north and east of the town. The north ward expansion is again limited use to the New Broad Gauge Railway Line under construction. The presence of water works which is most important infrastructure in the north east of the town has given the impetus for expansion on this side, in a result the town is planned to grow to this side. Further expansion after 1990 is proposed to be in linear fashion towards the east only. The growth of this town is proposed in the form of a grid iron pattern forming the rectangular sector of approx. 250 acres each. Important land uses are proposed to be located as under:—

I. Residential Zone

Based on the above conclusions and facts the residential areas are planned in the form of self contained sectors (neighbourhood) Eight sectors in full and four partially are carved out for this purpose. These sectors are proposed to have density ranging from 60 P.P.A. to 120 P.P.A. and these sectors along with the existing built up area will be sufficient for a estimated population of 2.4 lakhs by 1995.

II. Commercial Zone

Major commercial uses provided in the plan are as under :—

(a) *Town Centre*.—This zone has been proposed (in sector 15) near the existing town at Hansi road. Keeping in view the existing town and proposed development this area has the most vulnerable location.

(b) *Commercial Belt*.—A hundred metres wide commercial belt for important commercial establishment and professional affair and institutions has even provided on a part of main arterial road (the Bhiwani City Railway Station to Bus stand of the town in sector 13).

(c) *Whole-Sale Marketing*.—Department of Colonization has set up a new mandi on Loharu road and the Improvement Trust has provided a Truck Stand nearby.

The Bhiwani Improvement Trust has also developed a vegetable market on Rohtak Road.

All the existing wholesale marketing and warehousing area shall continue for such use have been earmarked as such in the Development Plan.

(d) *Commercial Belt on Circular Road*. The Circular road around the old walled city of Bhiwani is now an important Boule yards and a commercial belt around this road is proposed the development plan.

The above major areas alongwith the existing commercial Bazars have been earmarked for commercial use.

III. Industrial Zone

This zone has been provided in continuity with the existing industrial area and extending from Rohtak Road to the new Broad Gauge Bhiwani Rohtak Railway line. This is the most suitable site from the point of view of prevailing wind direction the convenient transport facilities and availability of railway siding. Besides this, other small industrial zones have been proposed near the existing major units of T.I.T. and B.T.M. in the municipal limits as shown on the plan.

IV. Transport and Communication

The existing railways major roads and air strip with ancilliary units have been reserved for such use. The 30 metres to 66 metres wide roads around the sectors have been provided on grid iron pattern as major transport and traffic links in urban areas. A 100 metres wide belt on both sides of Schedule Road, outside the urbanisable limits bounded by V2 road, have been provided as a transport and communication belt in which the land uses will be controlled as per used listed under this heading in appendix 'A'.

V. Public Utilities Zone

The existing water works (in sector 22) on Mehram Road and the sewerage disposal works with the sewerage farm along Dadri Road shall continue to be under such uses and have been earmarked as such the remaining part of sector-22 upto Bhiwani Minor has also been reserved for extension of the existing water works.

VI. Public and Semi-Public Buildings

The existing educational Institutions and public buildings are well located. The sites for major public buildings of Government College, Haryana Education Board, Hafed establishment, Milk Plant, Jersey Cross, Panchayat Bhawan, Tourist Motel (Public Sector), Bal Bhawan and Red Cross Bhawan have been located on the proposed road from bus stand to the Bhiwani city Railway Station. These areas have been zoned for public and semi public buildings.

VII. Major open spaces

The sites provided for the townpark in sector 9, the stadium in Sector 14, College Play grounds in sector 8 and the green belt along the outer ring road V2 and the central road V3 will be major public open spaces of the Town and have been provided so in the Development Plan for such use.

VIII. Agricultural Land

A corestry and orchards belt of approx. 300 M. wide have been provided around the urbanisable area of the town to act wind and dust breakers for the town.

The remaining area in the Controlled Area outside this orchards belt will be continued to be used for agricultural allied purposes.

IX. Reserved for special purpose Land.

The use of land on the North of sector 13 and 23 upto the B.G. Railway Line will be determined later and is indicated as reserved for special purpose.

X. Zoning Regulations

The legal sanctity to the proposal, regarding land use within controlled area is being given affect to by a set of zoning Regulations which form part of this Development plan. These Regulations will govern the change of land use and standard of the development. They also detail out allied and ancilliary uses which will be permitted within the various major land uses and stipulate, that all development and change of land use shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

XI. Proposals within the Municipal Limits

The land use proposals within the municipal limits are of recommendatory nature and it is hoped that in the interest of planned development of the Town the Municipal Committee, the Improvement Trust and the other agencies will follow it and get it implemented accordingly.

ANNEXURE 'B'

Zoning Regulations covering the uses and development of land in the controlled area around Bhiwani as shown in drawing No. DTP(B)776/79, dated the 15th February, 1979.

I. GENERAL

1. These zoning Regulations, forming part of the development plan for controlled area around Bhiwani shall be called the zoning regulations of the Development Plan for Bhiwani Controlled Area.

2. The requirements of these Regulations shall extend to the whole of the area covered by the Development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963 and the rules framed thereunder :—

II. DEFINITIONS

1. In these regulations :

- (a) 'Approved' means approved under rule ;
- (b) 'Building Rules' means Rules contained in part VII of the Rules.
- (c) 'Drawing' means Drawing No. DTP (B)776/79, dated the 15th February, 1979.
- (d) 'Floor Area Ratio' (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site ;
- (e) 'Group Housing' means housing in block without divisions into streets and independent plots with necessary open spaces and site for community facilities ;
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric powers ;
- (g) 'Local Service Industry' means an industry the manufacture and products of which is generally consumed within the local area for example Atta Chakkies with power, bakeries, ice-cream manufacturing aerated waters, Laundry dry cleaning and dyeing, repair of household utensils, shoe-making, repairing and serving of automobiles, scooter and cycle repair fuel depots etc.
- (h) 'Material date' means the 6th April, 1976 in respect of the land within the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963,—*vide* Haryana Government Notification No. 1262-2TCP-76/10333, dated 26th March, 1976 appearing in Haryana Government Gazette of 6th April, 1976.
- (i) 'Medium Industry' means all industries other than light industries and local service industry and not omitting obnoxious or injurious fumes and of odours ;
- (j) 'Non-conforming use' in respect of any land or building in controlled areas means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the development plan.

- (k) 'Public Utility Building' means any building required for running of public utility service such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal service including a Fire Station.
- (l) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restrictur of Unregulated Development Rules, 1965.
- (m) 'Sector Density' and 'Coloney Density' shall mean the number of persons per acre in sector area or colony area as the case may be.

Explanation 1

In this definition the 'sector area' or 'colony area' shall mean the area of the sector or of colony, as bounded within the major road system shown on the drawing in the case of sector on the approved layout plan of the colony in case of a colony including 50 per cent land under the major roads surrounding the sector or the colony and excluding the area unfit for building development within the sector or the colony as the case may be.

For the purposes of calculation of sector density or colony density, it shall be assumed that 55 per cent of the sector area or colony are a will be available for residential plots coninoluding the area under group housing and that every building plot shall on the average tains two dwelling units each with a population of 4.5 persons per dwelling units or 9 persons per building plots. In the case of shop-cum-residential plots, however, only one dwelling unit shall be assumed.

- (n) 'Site Coverage' means the ratio, expressed in percentage, between the area covered by the ground floor of a building and the area of the site.
- (o) The terms Act 'Colony', 'Coloniser,' Development plan', 'sector' and 'Sector Plan' shall have the same meaning as assigned to them in the 'Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Rules, 1965.
- (p) 'In the case of doubt any other term shall have the same meaning as assigned to it in the "Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963".

III . MAJOR LAND USE/ZONES

For the purpose of these regulations, the various part of the Controlled Area indicated on the drawing shall be reserved for the following major land uses and to be designated as such :-

1. Residential Zone.
2. Commercial Zone.
3. Industrial Zone.
4. Transport and Communication Zones.
5. Public Utilities Zone.
6. Public Open Spaces.
7. Public and Semi Public buildings zone.
8. Agricultural lands.

IV. DETAILED LAND USES--WITHIN MAJOR LAND USES

Except as provided in Regulation X Main, ancillary and allied uses which, subject to other requirements of these Regulation and of the Rules may be permitted in the respective major land uses zone, are issued in Appendix 'A' (sub-joined to these Regulations).

V. DIVISION INTO SECTORS

Major land uses mentioned at serial Nos. (1) to (3) and (7) in regulation III above which area land uses for building purposes, have been divided into sectors as shown bounded by the major road reservations, and each sector shall be designated by the number of as indicated on the drawing.

VI. SECTORS NOT RIPE FOR DEVELOPMENT

Notwithstanding the reservation of various sectors for respective uses for building purposes, the Director may not permit any change in their land use or allow construction of building thereon, from consideration of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VII. SECTORS TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISES ETC.

Change of land use and development in sectors which are the commercial zones and the public and semi-public building zone, shall be taken only and exclusively throughout the Government, or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

Notwithstanding the provision of clause (1) above, the Government may reserve at any time any other sector for development exclusively by it or by agencies mentioned above.

VIII. LAND RESERVATIONS FOR MAJOR ROADS

Land reservation for major roads shall be as under :-

Classification of the major Roads	Land Reservation
1. Indicated on the drawing as VI	.. As existing
2. Indicated on the drawing as V2 (Vertical)	.. 66 M.
3. Indicated on the Drawing as V2 (Horizontal)	.. 60 M.
4. Indicated on the drawing as V 3	.. 50 M.
5. Indicated on the drawing as V4 (Vertical)	.. 33 M.
6. Indicated on the drawing as V 4 (Horizontal)	.. 30 M

Width and alignment of other roads shall be as per approved layout plan of the sector/colonies.

BUILDINGS RESTRICTIONS

IX. DEVELOPMENT TO CONFORM TO SECTOR PLAN AND ZONING PLAN

Except as provided in regulation X, no land within a major land shall be allowed to be used as developed for building purposes unless the proposed use and development is according to the details indicated in the sector and zoning plans and or the approved layout plan of the colony in which the land is situated.

X. INDUSTRIAL NON-CONFORMING USES

With regards to the existing industries in zones other than industrial zone in the development plan, such industrial non-conforming uses may be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years provided that the owner of the industry concerned :-

- (a) Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of his site as and when called upon by the Director to do so in this behalf ; and
- (b) during the interim period, makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

XI. DISCONTINUANCE OF NON-CONFORMING USES

- (I) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be allowed to be re-use or re-developed only according to the conforming use.

(II) If a non-conforming use building is damaged to the extent of 50 per cent or more of its re-production value by fire, flood, explosion earthquake, war riot or any other natural calamity shall be allowed to be re-developed only for the conforming use.

XII. DENSITY SIZE AND DISTRIBUTION OF PLOTS

(I) Every residential sector shall be developed to the sector density prescribed for it in the drawing subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(II) In the case of residential colony under allowed regulation XVII, the colony density of the colony area shall be not exceed the limit laid down below with 20 per cent variation of either side.

For area up to 100 hectares .. 200 persons per hect. (80 P.P.A.)

For area larger than 100 hectares .. 120 persons per hect. (48 P.P.A.)

XIII. INDIVIDUAL SITE TO FORM PART OF APPROVED LAYOUT PLAN OR ZONING PLAN

No permission for erection or re-erection of building on a plot shall be given unless :-

- (I) The plot forms a part of an approved colony plan or is such for which relaxation has been granted as provided in Regulation XVII below, and
- (II) The plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

XIV. SITE COVERAGE AND HEIGHT OF BUILDING UNDER VARIOUS TYPES OF HOUSES

Site coverage and height up to which building may be erected within independent residential and industrial plots shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, the maximum site coverage and the floor

area ratio shall (subject to architectural control, as may be imposed under Regulation XVI) as below :—

Type of use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group Housing	33-1/3 per cent	150 per cent
(ii) Government Officers	25 per cent (including parking and gardens)	150 per cent
(iii) Commercial plot with in town in town centre	50 per cent if air conditioning is not done 75 per cent if air conditioning is done	150 per cent
(iv) Commercial plot with neighbourhood shopping centre	50 per cent	125 per cent
(v) (Warehousing	75 per cent	150 per cent

XV. BUILDING LINES IN FRONT SIDE AND REAR

This shall be provided in accordance with rule 51, 52 and 53 contained in Chapter VII of the Rules.

XVI. ARCHITECTURAL CONTROL

Every building shall conform to Architectural Control wherever and if any specified in the Architectural Controlled Sheets prepared under rule 50.

XVIII. RELATION OF LAND USE WITHIN AGRICULTURAL ZONE

In the case of any land lying in Agricultural Zone, Government may relax the provisions of Development Plan.

(a) For use and development of the land into a residential or industrial colony, provided the coloniser had purchased the land for the said use and development prior to the material date and the colonizer secures permission for this purpose as per rules and

(b) for use of land as an individual industrial site (as distinct from an Industrial colony) provided that :

- (i) the land was purchased prior to the material dates.
- (ii) the Government is satisfied that the need of the industry is such that it cannot await for an alternative allotment in the proper zone.
- (iii) the owner of the land secures permission for building as required under rules, and
- (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

Explanation—

The word 'purchased' in this Regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

XVII. PROVISION OF FARM HOUSES OUTSIDE ABADIDEH IN AGRICULTURAL ZONE

A farm house in rural zone outside abadideh of village may be allowed subject to the following conditions :-

- (i) No farm house shall be permitted within 1 Kms. of the urbanisable limit of any urban settlement as determined in the development/Master Plan.
- (ii) Farm houses shall be permitted on the farms having not less than 2 hectares of area.
- (iii) The plinth area limit for the farm house shall be as under : -

For land from 2 to 2.4 hectares	150 sq. metres
For every additional 0.4 hectare (with maximum of 300 sq. metres.)	15 square metres
- (iv) It shall be constructed single storeyed and its height shall not exceed 5 metres.
- (v) It shall be at least 15 metres away from the edge of the agricultural land on all side provided that if land attached to the farm house abuts a road the house shall be constructed with a minimum set back from the edge of the road as under :—

(a) Where the road is bye-pass to Scheduled roads	100 metres
(b) The Scheduled Road	30 metres
(c) Any other road	15 metres

RELAXATION OF THE DEVELOPMENT PLAN

Government may in cases of hardship or with a view to save any structures constructed before the material date, relax any of the provisions of the development plan on principle of equity and justice on payment of such development charges and on such conditions as it may deem fit to impose.

APPENDIX 'A'**1. RESIDENTIAL ZONE**

- (i) Residences
- (ii) Boarding houses
- (iii) Social Community Religious and Recreational buildings
- (iv) public Utility buildings
- (v) Educational buildings and all types of schools and colleges where necessary
- (vi) Health Institutions
- (vii) Cinemas
- (viii) Retail shops and restaurants
- (ix) Local service Industries
- (x) Petrol filling stations
- (xi) Bus Stops, Tonga, Taxi, Scooter and Rickshaw Stand
- (xii) Nurseries and green houses
- (xiii) Any other minor need ancillary to residential use

} As required for the local heads of major use and sites earmarked for them in the sector plan or in the approved plan of the colonies.

II. COMMERCIAL ZONE

- (i) Retail trade
- (ii) Whole sale trade
- (iii) Warehouse and Storages
- (iv) Commercial offices and Banks
- (v) Restaurants/hotel and transient boarding house including public assistance institutions providing residential accommodation like Dharamshala, tourist houses etc.
- (vi) Cinema and other places or public assembly like theatres, clubs, dramatic-clubs etc, run on commercial basis.
- (vii) Professional establishments.
- (viii) Residence on the first and higher floors.
- (ix) Local service industry
- (x) Public utility buildings.
- (xi) Petrol filling stations and service garages.
- (xii) Loading and unloading Yards.
- (xiii) Parking spaces, bus-stops, taxi, tonga and Rickshaw stands.
- (xiv) Town Parks.
- (xv) Any other use which the Director in public interest may decide.

III. INDUSTRIAL ZONE

- (i) Light industry
- (ii) Medium industry
- (iii) Heavy industry
- (iv) Service industry
- (v) Warehouses and storages
- (vi) Public utility, Community building and retail shops
- (vii) Parking, loading and un-loading areas
- (viii) Truck Stands, Bus stops, Taxi, Tonga and Rickshaw stands.
- (ix) Petrol filling stations and service garages
- (x) Any other use permitted by the Director

At sites earmarked for them in the Sector plan or in the approved layout plan of the colonies

IV. TRANSPORT AND COMMUNICATION ZONE

- (i) Railway yards, railway station and sidings
- (ii) Transport Nagar, Roads and Transport Depots and parking areas
- (iii) Dock Yard, Jettys, piers
- (iv) Airports and Air Stations
- (v) Telegraph offices, Telephones, and Telephone Exchange
- (vi) Broadcasting Stations
- (vii) Television stations
- (viii) Agriculture, Horticulture and nurseries at approved sites and period
- (ix) Petrol filling stations and service garages
- (x) Parking spaces, bus stop/shelter, taxi, tonga and Rickshaw stands

} At sites approved by
the Director

V. PUBLIC UTILITY ZONE

- (i) Water supply installations, including treatment plants
- (ii) Drainage and Sanitary installation including disposal works.
- (iii) Electric power plants sub-stations, etc. and staff quarters at approved sites
- (iv) Gas installation and gas works

VI. PUBLIC AND SEMI PUBLIC ZONE

- (i) Government offices, Government administration centres, secretariates, District offices, Law Courts, Jails, Police Station, Governor and Presidents residences
- (ii) Educational cultural and religious institutions
- (iii) Medical and Health Institutions
- (iv) Civil, Cultural and Social institutions like theatres, open house, etc. of a predominantly non-commercial natures
- (v) Land belonging to defence
- (vi) Any other use which government in public interest may decide

VII. PUBLIC OPEN SPACES ZONE

- (i) Sports grounds, Stadium and play grounds

- (ii) Parks and green belts
- (iii) Cemeteries, Crematoria, etc.
- (iv) Any other recreational use with the permission of the Director

VIII. AGRICULTURAL ZONE

- (i) Agricultural, Horticultural, Dairy and Poultry farming
- (ii) Village house within Abadi-Deh
- (iii) Farm house outside Abadi-Deh subject to restrictions laid down in zoning regulations XVIII
- (iv) Expansion of existing village contiguous to Abadi-Deh in under taken under a project approved or sponsored by the Central or State Government
- (v) Milk Chilling Stations and pasteurization plants
- (vi) Bus and Railway Stations
- (vii) Air ports with necessary buildings
- (viii) Wireless station
- (ix) Godowns/Storage spaces for Agriculture inputs and out puts at sites approved by the Director
- (x) Weather Station
- (xi) Land drainage and irrigation, Hydroelectric work and tubewell for irrigation
- (xii) Telephones and electric transmission lines and poles
- (xiii) Mining and extraction operation including lime and brick kilns/stone quarries and crushing subject to the rules and at approved sites
- (xiv) Cremation and burial grounds
- (xv) Petrol filling stations and garage services
- (xvi) Hydro electric/Thermal sub-stations
- (xvii) Any other use which Government may in public interest decide

As approved by the
Director

A. K. SINHA,

Special Secretary to Government, Haryana,
Town and Country Planning Department, Haryana,
Chandigarh.

B H I W A N I

EXISTING LAND USE

LEGEND

A. LAND FEATURES

OUTER BOUNDARY OF CONTROLLED AREA	
MUNICIPAL BOUNDARY OLD	
MUNICIPAL BOUNDARY EXTENDED	
VILLAGE BOUNDARY	
VILLAGE ASADI	
RAILWAY LINE METRE GAUGE	
RAILWAY LINE (BROAD GAUGE) U/C	
ROADS	
RASTAS	
ZAMALS	
H.T. LINES	
MOUND	
POND	
BRICK KILNS	
WELLS AND TUBE WELLS	

B. LAND USE

RESIDENTIAL	
COMMERCIAL	
INDUSTRIAL	
INCLUDING AREA ACQUIRED AND/OR U/C FOR I.T.	
PUBLIC UTILITIES	
PUBLIC AND SEMI PUBLIC BUILDINGS	
INCLUDING AREA ACQUIRED AND/OR U/C FOR I.T.	
TRANSPORT AND COMMUNICATION	
OPEN SPACES	
ORCHARDS	

NOTE.

THIS DRAWING HAS BEEN TRACED FROM THE PREVIOUS DRAWING
NO. D. T.P. B. 612/78. DT. 30.10.78. STRUCTURES SHOWN NOT TO SCALE.



1:24,000

DRAWING NO D.T.P.(B) 767/78 DT.12-12-78

DRAWN BY
SENIOR DRAFTSMAN
PLANNING ASSISTANT
ASSISTANT TOWN PLANNER

DIVISIONAL TOWN PLANNER
SENIOR TOWN PLANNER

Mohan Singh
12.12.78
5.10.81

DIRECTOR

DEPTT. OF T & C. P.L.G. HARYANA



